



4 Winfield Way, Emsworth

Hampshire PO10 7SE



VERSATILE DETACHED BUNGALOW..... Borland & Borland are pleased to offer for sale this Detached Bungalow with garden and off road parking. It is in walking distance of the village of Westbourne, with its local shops including Co-op, post office, café/pubs also within close proximity of Emsworth with it's local amenities. The accommodation comprises: Entrance Porch, Entrance Hall, Kitchen opening through to Sitting/ Dining Room, Bedroom One with arch leading to dressing room (previously a further single bedroom), Bedroom Two/Snug, Bedroom Three, Family Bathroom. This home benefits from gas central heating, double glazed windows, off road parking and enclosed rear garden. VIEWING STRONGLY RECOMMENDED

- DETACHED BUNGALOW
- THREE BEDROOMS & DRESSING ROOM
- VERSATILE ACCOMMODATION
- MODERN KITCHEN & BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS
- REAR GARDEN
- OFF ROAD PARKING

Asking Price
£425,000
Freehold





ACCOMMODATION

- Entrance Porch
- Entrance Hall
- Kitchen opening through to;
- Sitting/Dining Room
- Bedroom One with arch through to Dressing Room
- Bedroom Two/Snug
- Bedroom Three
- Bathroom



EXTERIOR

- Enclosed rear garden
- Summer House
- Off Road Parking

EPC: D

Council Tax: B





LOCATION

LOCATION: This home is located on the northern edge of Emsworth and conveniently placed for walks in Hollybank Woods and the South Downs National Park. Situated within walking distance of the West Sussex village of Westbourne which offers a range of shops, Co-op with Post Office, doctors surgery, pharmacy and a range of other amenities. To the south, the harbour side town of Emsworth is located on the upper reaches of Chichester Harbour (A National Landscape, formerly AONB), and has a range of independent shops and amenities. Easy access is afforded to the A3 & M27, and nearby Havant station provides direct mainline rail links to London (Waterloo) & the south coast.



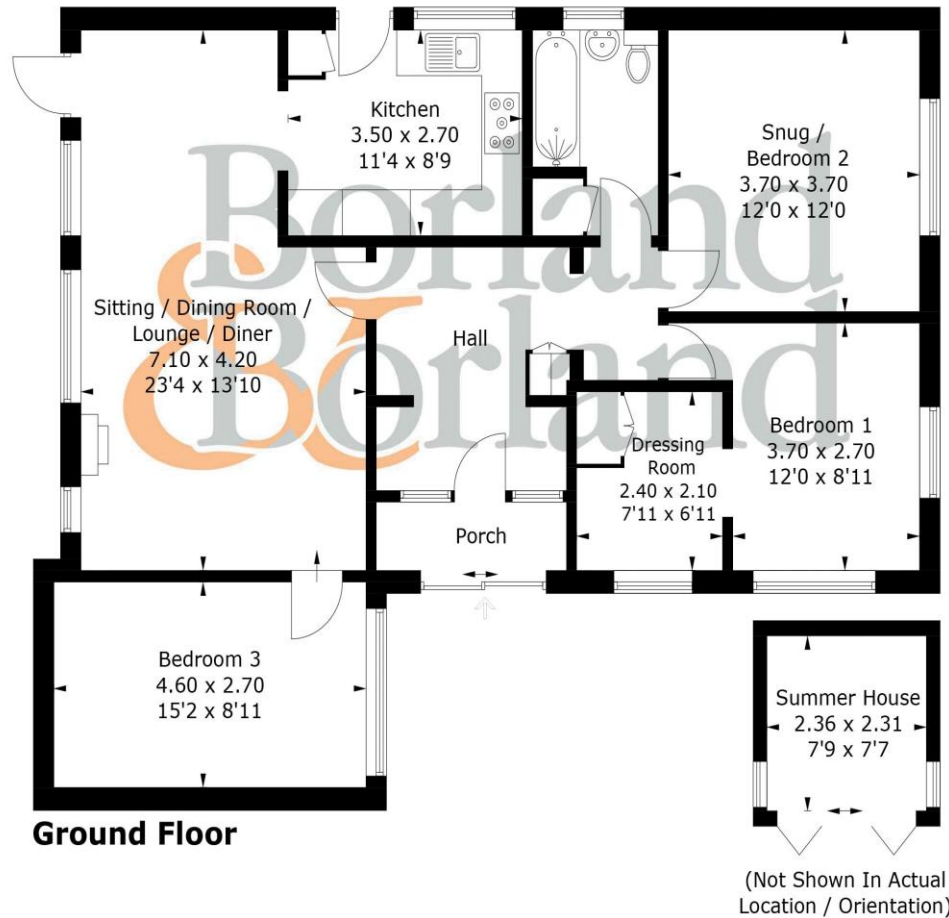


4, Winfield Road, PO10 7SE

Approximate Gross Internal Area = 101.3 sq m / 1090 sq ft

Summer House = 5.4 sq m / 58 sq ft

Total = 106.7 sq m / 1148 sq ft



PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1245652)

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Directions

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